



HOUSING AUTHORITY
of the County of Los Angeles
HOUSING MANAGEMENT DIVISION
700 W. Main Street • Alhambra, CA 91801
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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, AUGUST 28, 2013
12:00 PM
700 W. MAIN STREET
ALHAMBRA, CA 91801
(626) 586-1504

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1. Call to Order

2. Roll Call

Val Lerch, Chair
Alma Cibrian, Vice Chair
Hope Boonshaft
James Brooks
Michelle-Lynn Gallego
Zella Knight
Henry Porter Jr.

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of July 24, 2013.

4. Report of the Executive Director

5. Presentation

First FSS Graduate in Public Housing
Community Development Foundation Scholarships

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

Regular Agenda

No Agenda items at this time.

7. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1504, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, July 24, 2013

The meeting was convened at 2400 North Lincoln Avenue, Altadena, CA 91001.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Val Lerch at 12:03 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Henry Porter	X	
Val Lerch, Chair	X	
Zella Knight	X	
Hope Boonshaft		X
James Brooks		X
Alma Cibrian, Vice Chair	X	
Michelle-Lynn Gallego	X	

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Margarita Lares, Director, Assisted Housing
Maria Badrakhn, Director, Housing Management
Corde Carrillo, Director, Economic Housing Development

GUESTS PRESENT:

None at this time.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Knight, seconded by Commissioner Porter, the Minutes of the Regular Meeting of June 26, 2013 were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas stated that at the last Housing Commission meeting he announced that the Housing Authority was a recipient of (2) awards from the National Association of Housing and Redevelopment Officials (NAHRO) and the National Association of Counties (NACo). In recognition of the recent award the Los Angeles County's Board of Supervisors will be presenting a certificate to the Housing Authority on July 30, 2013.

Emilio Salas informed the Housing Commissioners that while attending the NAHRO conference in Denver, the Housing Authority of the County of Los Angeles (HACoLA) was invited to speak on a panel at the conference regarding Tenant and Owner Portals, Dashboards for Quality Control & Inspections, Use of Tablet devices for Inspections, Green Routing System for Inspections and the Data Compliance System. The presentations were well received and HACoLA received an overwhelming positive response from the attendees.

Emilio Salas announced that on July 13, 2013, the Growing Experience located at the Carmelitos Housing Development had volunteers from the Boeing Company. The volunteers came out to assist as part of its Annual Global Month of Service initiative. The Housing Authority thanked the Boeing Company for coming out to help with various projects.

Emilio Salas updated the Housing Commissioners on (3) fraud cases recently discovered by Housing Authority Case Managers and the Program Enforcement Unit. As a result, HACoLA collected \$178,000 in restitution; thanks to their diligence. Job well done!

Emilio Salas stated that the Housing Authority will be hosting their annual "Back to School Jams" at a few Public Housing sites during the month of August. This event is held to provide residents with various back to school supplies. The following dates are scheduled for this annual event: August 7 at South Scattered Sites and Harbor Hills; August 8 at Nueva Maravilla; and August 29 at the Carmelitos Housing Development. Many thanks to the following organizations for their donations: Shelter Partnership, Bethany Baptist Church, Cal State University Long Beach, Molina Foundation and Women in Action Reaching Out.

Emilio Salas stated that on Wednesday, August 7, Congresswoman Roybal-Allard will be visiting our Nueva Maravilla Housing Development. We will provide

Congresswoman Roybal-Allard a tour of our facilities and share information on the modernization activities, resident services, as well as our crime reduction efforts.

Agenda Item No. 5 - Presentation

Business Technology Center – Doug Cohen, Acting Administrator

Resident Council – Shelly Thompson, Program Administrator
Samantha Conner, Resident Council President – Harbor Hills

Agenda Item No. 6 - Public Comments

None

Regular Agenda

On Motion by Commissioner Knight, seconded by Commissioner Porter and unanimously carried, the following was approved by the Housing Commission:

**AWARD A ONE-YEAR CONTRACT FOR ENVIRONMENTAL DOCUMENTATION
CONSULTING SERVICES TO RINCON CONSULTANTS, INC.
(ALL DISTRICTS)
AGENDA ITEM NO. 7**

1. Recommend the Board of Commissioners find that approval of the Contract for Environmental Documentation Consulting Services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the action will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute and, if necessary, terminate a one-year Contract for Environmental Documentation Consulting Services (Contract), with Rincon Consultants, Inc., to provide environmental documentation consulting services for the implementation of Countywide housing development projects, using up to \$500,000 included in the Housing Authority's approved Fiscal Year 2013-2014 budget for this purpose.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to execute two one-year extensions to the Contract, at the same annual amount of up to \$500,000, contingent upon satisfactory performance and continued Housing Authority funding, effective following approval as to form by County Counsel.

4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to increase the compensation amount by up to \$50,000 each year for unforeseen costs, using Housing Authority funds; and authorize the Executive Director or his designee to make administrative changes to the Contract as necessary to meet the requirements of federal and locally funded programs and to execute any necessary further amendments to the Contract to revise the scope of services, following approval as to form by County Counsel and execution by all parties.

Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Gallegos stated that it was nice to visit the Business Technology Center (BTC). She also stated that she was happy to hear the presentations and thanked the staff for all of their hard work.

Commissioner Knight thanked staff for their hard work. She stated that it was wonderful to hear from Samantha Conner, Resident Council President, Harbor Hills. Commissioner Knight expressed that she hopes there would be an opportunity for NAHRO to hold a conference in Los Angeles. She would like for NAHRO conference presentations to be offered to officials here in Los Angeles, to showcase the great work that various organizations have done.

Commissioner Porter informed staff that he found the Quarterly Highlights publication very enlightening. He stated that it was nice to read of the various accomplishments and success of the HACoLA programs. He found the articles very encouraging. Commissioner Porter asked if all the units located at the Terra Bella Senior Affordable Housing were Project Based Vouchers (PBV).

Sean Rogan, Executive Director, responded that the senior housing at Terra Bella were 100% PBV units.

Commissioner Porter thanked Margarita Lares, Assisted Housing Director, for the Family Self Sufficiency (FSS) report and asked if the participants were recognized for their accomplishments.

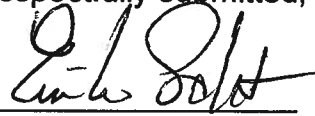
Margarita Lares, Director responded "yes"; HACoLA hosts a graduation ceremony for the participants after completion of the program. Unfortunately, the scheduling of the ceremony and the Housing Commission meetings do not always coincide; therefore, HACoLA has not been able to include the ceremony at the scheduled Housing Commission meetings.

Commissioner Cibrian thanked staff for their report on operations within the agency. She thanked staff for their presentations and hard work.

Commissioner Lerch thanked staff for everything they do. He stated that he attended the Growing Experience event with Boeing staff and he felt it was a great benefit to the community and the gardens. Commissioner Lerch also stated that he was present at the visit from Representative Alan Lowenthal, 47th District, to Carmelitos Housing Development.

On Motion by Commissioner Porter and seconded by Commissioner Knight, the Regular Meeting of July 24, 2013 was adjourned at 1:12 p.m.

Respectfully submitted,


for SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

August 28, 2013

FOR YOUR INFORMATION ONLY

TO: Housing Commissioners

FROM: Margarita Lares, Director
Assisted Housing Division

RE: **FSS PROGRAM UPDATE – JULY 2013**



The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

NUMBER CURRENTLY ENROLLED	595	As of July 1, 2013
NEW ENROLLMENTS	4	FSS Participants Enrolled
CONTRACTS EXPIRED	10	FSS Contracts Expired
DIRECT ASSISTANCE REFERRALS	39 17 401 108 23 13 9 1 5 326 51	Workforce Centers Home Ownership Program/Seminars/workshops Job referrals Educational/Vocational Services Credit Repair Services Financial Literacy Individual Deposit Accounts Transportation Assistance Health & Food Services Other Social Services Youth Services
OUTREACH & COMMUNITY EVENT	1 1 1	Building Community Partnership Meeting, hosted by the Department of Child and Family Services The Community Service Providers Meeting Southeast Area Social Services Funding Authority Partnership Meeting
GRADUATIONS	4	Graduation
Pending Graduations	1	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:WB:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
- 3. Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- 5. Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- 6. Graduations** – FSS participants that graduated last month.
- 7. Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.